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2025-05-16
14:49:59

**RÉSOLUTION DU CONSEIL ÉTABLIE
EN VERTU DE L'ARTICLE 59 DE
LA LOI SUR L'URBANISME**

**COUNCIL RESOLUTION ESTABLISHED
UNDER ARTICLE 59 OF THE
COMMUNITY PLANNING ACT**

Proposé par Mariane Cullen
Appuyé par Marc Boudreau

Moved by Mariane Cullen
Seconded by Marc Boudreau

CONSIDÉRANT QUE le propriétaire de la propriété portant le NID 00822239 située sur la rue Centrale à Memramcook a fait une demande pour modifier les conditions de développement existantes enregistrées en 2024 sous le numéro 44828839 afin d'ajouter un nouveau bâtiment multifamilial (12 à 16 unités) ainsi que d'ajouter 5 unités au bâtiment existant;

CONSIDERING THAT the owner of the property bearing PID 00822239 located on Centrale Street in Memramcook has submitted a request to amend existing development conditions registered in 2024 under number 44828839 in order to add a new multi-family building (12 to 16 units) as well as 5 additional units to an existing building;

ET CONSIDÉRANT QUE le conseil municipal a approuvé cette demande;

AND CONSIDERING THAT the municipal council has approved this request;

IL EST RÉSOLU QUE l'arrêté 38-21Z modifiant l'arrêté adoptant le plan rural du Village de Memramcook no 38 soit adopté avec les conditions modifiées suivantes :

BE IT RESOLVED THAT By-Law No. 38-21Z modifying the by-law adopting the Rural Plan of the Village de Memramcook No. 38 be adopted with the following amended conditions:

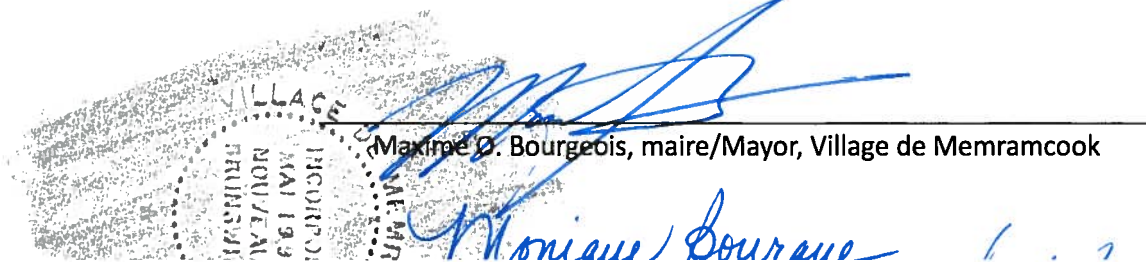
1. Avant la délivrance d'un permis de construction ou d'aménagement pour un nouveau bâtiment de 16 unités, ainsi que pour l'ajout de 5 nouvelles unités au bâtiment existant, un plan d'infrastructure municipale et de nivellement du terrain préparé par un ingénieur agréé au Nouveau-Brunswick doit être soumis et approuvé par le directeur des opérations municipales et de

1. Before a building or development permit is issued for a new 16-unit building, as well as for the addition of 5 new units to the existing building, a municipal servicing and grading plan prepared by a professional engineer licensed in New Brunswick must be submitted and approved by the Director of Municipal Operations and Engineering. This plan must demonstrate that asphalt access is

2. Avant la délivrance d'un permis de construction ou d'aménagement pour le second bâtiment de 16 unités, le lot devra être subdivisé afin d'accueillir un bâtiment par lot.
 3. Une zone asphaltée pour créer une continuation aux accès existants des NID 70204631 et 70178694 devra être assurée et maintenue.
 4. Que l'aménagement soit en conformité générale avec le plan de localisation annexé.
 5. Un plan et une confirmation "tel que construit", préparés par un ingénieur agréé au Nouveau-Brunswick, devront être fournis et approuvés par le directeur des opérations municipales et de l'ingénierie à la fin des travaux de construction et avant la fermeture du permis de construction/aménagement, démontrant que les exigences de la première condition ont été satisfaites.
 6. Avant qu'un permis de construction ou d'aménagement puisse être délivré pour le second bâtiment de 16 unités, la présence ou l'absence de terres humides et de cours d'eau devra être confirmée sur le terrain, et un permis WAWA devra être obtenu si nécessaire.
2. Before a building or development permit is issued for the second 16-unit building, the lot must be subdivided to accommodate one building per lot.
 3. A paved area must be provided and maintained to ensure continuity with the existing accesses to PIDs 70204631 and 70178694.
 4. The development must be in general conformity with the attached site plan.
 5. That an as-built plan and confirmation, prepared by a professional engineer licensed in New Brunswick, must be submitted and approved by the Director of Municipal Operations and Engineering upon completion of construction and prior to the closure of the building/development permit, demonstrating that the requirements of the first condition have been met.
 6. Before a building or development permit can be issued for the second 16-unit building, the presence or absence of wetlands and watercourses must be confirmed on site, and a WAWA permit must be obtained if required.

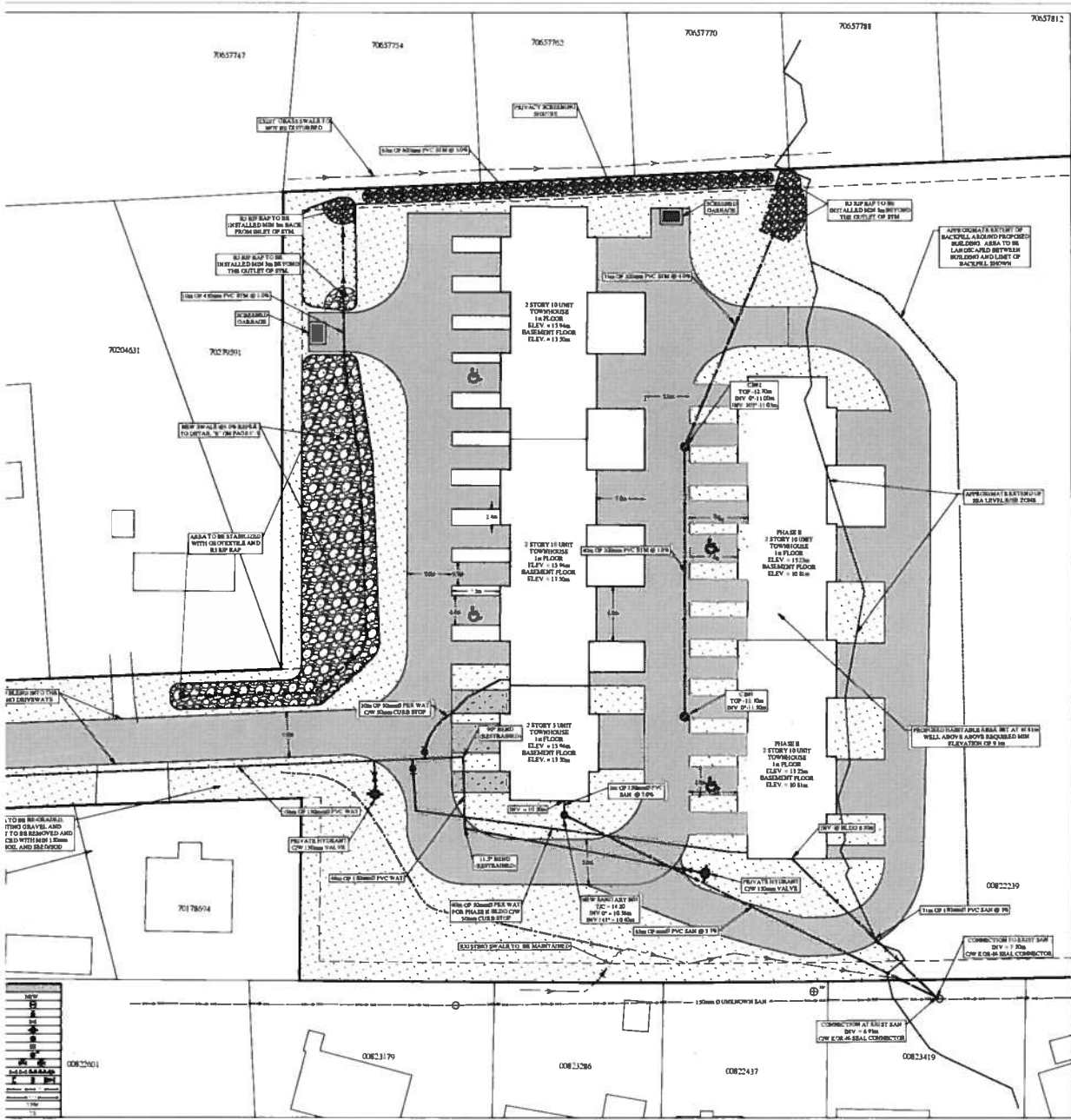
Adoptée à l'unanimité

Motion Carried Unanimously



Maxime D. Bourgeois, maire/Mayor, Village de Memramcook

Maxime D. Bourgeois



NOTES

1. See Site Plan prepared by the owner dated May 20, 2024.

2. All work to be installed in the Village of Memramcook, Standard Municipal Specifications, latest version.

3. All work to be installed in accordance with the Village of Memramcook, Standard Municipal Specifications, latest version.

4. All work to be installed in accordance with the Village of Memramcook, Standard Municipal Specifications, latest version.

5. All work to be installed in accordance with the Village of Memramcook, Standard Municipal Specifications, latest version.

6. All work to be installed in accordance with the Village of Memramcook, Standard Municipal Specifications, latest version.

7. All work to be installed in accordance with the Village of Memramcook, Standard Municipal Specifications, latest version.

8. All work to be installed in accordance with the Village of Memramcook, Standard Municipal Specifications, latest version.

9. All work to be installed in accordance with the Village of Memramcook, Standard Municipal Specifications, latest version.

10. All work to be installed in accordance with the Village of Memramcook, Standard Municipal Specifications, latest version.

ADDITIONAL NOTES ON C-1

Drawn by: [Name]

Checked by: [Name]

Scale: 1:100

Date: [Date]

No.	Date	Description
1	2.17.2024	FOR VILLAGE OF MEMRAMCOOK APPROVAL
2	OCT 2024	REVISED AS PER PLANNING COMMISSION COMMENTS
3	FEB 2025	PHASE II BUILDING ADDED
4	APR 2025	ADDITION TO PHASE I & PHASE II BUILDING EXPANDED

FISHER
ENGINEERING LTD.
401 Pacific Road Lower Level
New Brunswick, N.B. E1A 1J1
Phone: 506-891-1000
Email: info@fishereng.com

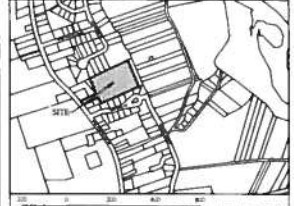
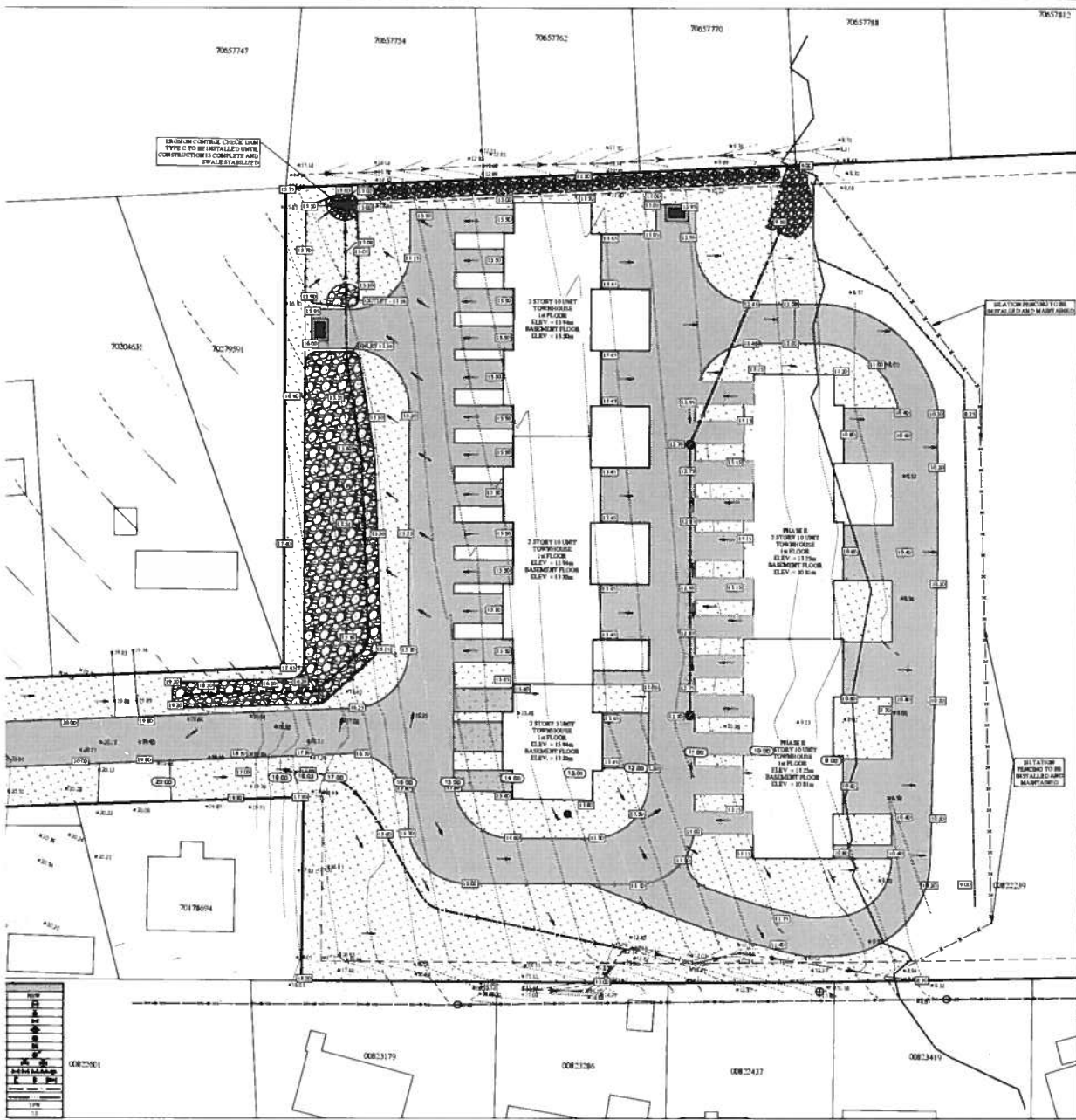
PHASE II PROPOSED DEVELOPMENT
PATTON TOWNHOUSES
RUE CENTRALE STREET
MEMRAMCOOK, N.B.

SITE SERVICING PLAN

Project No: DS566
Draw No: DS5660101 Rev: R3



Drawn By: AF
Designed By: MJF
Checked By: MJF
Draw No: C-1



NOTES

Base Plan provided for the entire lot on May 31, 2011.

All work to be done in the Village of Memramcook Municipal Services, town services.

All easements are in accordance with the subdivision of 07-100.

PADELECTS:

Contractor to install electrical lines and service meter boxes of all existing services prior to commencing work. Contractor to install meter boxes and distribution in the basement. Contractor to install electrical service panels in existing work area in accordance with the requirements and standards of the Code.

Contractor responsible for ensuring all work is installed in accordance with the Code. Plans and specifications are subject to change.

Full load inspection by the appropriate authority is recommended for the installation of all electrical installations.

Contract Village Public Works Department prior to construction for application for a street service and meter.

Annual road strength of all infrastructure installed, including the area in plan, shall be submitted to the Village of Memramcook Public Works Department within 30 days of work completion.

All existing services (water and gas) to be installed, installed must be approved and installed in accordance with the Village of Memramcook Municipal Services and must be approved by the Public Works Department with a stamped label indicating the location of the service to be installed in the Village.

All proposed services and structures, lanes and easements installed or to be installed in the Village of Memramcook must be approved by the Village.

Village engineering department may be notified one week in advance with the existing records of the work to be done on the site.

The implementation is responsible for that content, and all services are subject to change and may not be installed, as shown, in plan or in field.

All structural work shall be completed, as shown, in plan or in field.

ADDITIONAL NOTES ON C-1

Revised	By	Reason
C-1	Site Planning Plan	
C-2	Site Design and Storm Control Plan	
C-3	Construction Plans and Details	

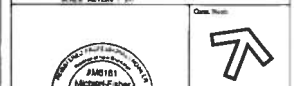
FISHER ENGINEERING LTD.
 4750 Highway 101, Suite 100
 Moncton, N.B. E1C 1B6
 Phone: 506-851-1100
 Fax: 506-851-1101
 Email: info@fishereng.com

Project Title: **PHASE II PROPOSED DEVELOPMENT PATTON TOWNHOUSES RUE CENTRALE STREET MEMRAMCOOK, N.B.**

Drawing Title: **SITE DRAINAGE AND EROSION CONTROL PLAN**

Project No: **DS566**

Dwg No: **DS56601** R3



Professional Seal: **JAMES FISHER**, P.Eng., M.A.S.T.C. (Professional Engineer, Mechanical)

Drawn By: **AF**

Checked By: **MJF**

Design By: **MJF**

Drawing Number: **C-2**

**Form 47
Formule 47**

**CERTIFICATE OF REGISTERED OWNERSHIP
CERTIFICAT DE PROPRIÉTÉ ENREGISTRÉE**

**Land Titles Act, S.N.B. 1981, c. L-1.1, s.63
Loi sur l'enregistrement foncier, L.N.-B. de 1981, chap. L-11, art. 63**

Parcel Identifier | Numéro d'identification de parcelle :

00822239

Owner | Propriétaire :

759782 N.B. INC.

50 Beaumont RD

Grand Barachois NB

E4P 9G1

Deed/Transfer | Acte de transfert/Transfert

Westmorland

2024-09-24

45360618

Manner of Tenure | Mode de tenure :

Not Applicable | Sans objet

Encumbrances | Charges :

New Brunswick Electric Power Commission

515 King ST

PO BOX 2000

Fredericton NB

E3B 4X1

Easement Holder | Titulaire de la servitude

Other | Autres

Westmorland

1989-07-05

1552 - 134

522778

PID/NID 70279591
 Memramcook NB
 Easement Holder | Titulaire de la servitude
 Easement | Servitude
 Westmorland 2006-09-29 22836036

PID/NID 70204631
 Memramcook NB
 Easement Holder | Titulaire de la servitude
 Easement | Servitude
 Westmorland 2006-09-29 22836036

By-Law/Arrêté
 Memramcook NB
 Agreement Holder | Détenteur de la convention
 Other Notices | Autres avis
 Westmorland 2024-04-05 44828839

By-Law/Arrêté
 Memramcook NB
 Agreement Holder | Détenteur de la convention
 Other Notices | Autres avis
 Westmorland 2025-05-16 46070687

Instruments in the Registration Process | Instruments dans le processus d'enregistrement :

NONE | AUCUN

THIS IS TO CERTIFY THAT the specified owner is the registered owner and holds title in fee simple, by virtue of the specified instrument(s) and in the specified manner of tenure, to the specified parcel, described in Schedule "A" attached hereto. The title to the land is subject to the overriding incidents specified in subsection 17(4) of the Act and also to the specified encumbrances.
 LE PRÉSENT CERTIFICAT ATTESTE QUE le propriétaire spécifié est le propriétaire enregistré et est titulaire

Schedule A | Annexe A

PID | NID : 00822239

Apparent Parcel Access | Accès apparent à la parcelle : Public Access | Accès public

Status | État de la demande : Current | Courant

Effective Date/Time | Date et heure de prise d'effet : 2005-01-04 15:06:33

Legal Description | Description officielle :

Community of St. Joseph
Parish of Dorchester
County of Westmorland

All that certain piece or parcel of upland and premises, situate, lying and being on the east side of the main highway leading from the Church to McGinley's Corner in St. Joseph, in the Parish of Dorchester, in the County of Westmorland and Province of New Brunswick, and bounded and described as follows:

On the West by the King's Highway; on the North by land formerly belonging to Damien Gaudet; on the East by a small ditch; on the South by land formerly belonging to John Gaudet, containing Five and One Half (5 1/2) acres more or less.

Saving and Excepting from the above parcel the lands conveyed to Thomas Gaudet and Rita Gaudet in a deed dated October 15, 1968 and registered in the Westmorland County Registry Office on October 16, 1968, in book 236, at page 858, under official number 282986.

And Further Saving and Excepting from the above parcel the lot Number 73-1 as shown on plan Number 8253, which plan was approved by H. Allison Taylor, Development Officer for the Village of St. Joseph, on the 31st day of July, A.D. 1973 and filed in the Registry Office in and for the County of Westmorland on the 1st day of August, A.D. 1973.

And Further Saving and Excepting from the above parcel the lot described as Parcel "A" as shown on plan Number 15766, which plan was approved by Louis A. Gaudet, Development Officer for the Village of St. Joseph, on the 30th day of October, A.D. 1986 and filed in the Registry Office in and for the County of Westmorland on the 4th day of November, A.D. 1986.

And Further Saving and Excepting from the above parcel the lot 86-1 as shown on plan Number 15766, which plan was approved by Louis A. Gaudet, Development Officer for the Village of St. Joseph, on the 30th day of October, A.D. 1986 and filed in the Registry Office in and for the County of Westmorland on the 4th day of November, A.D. 1986.